

EXISTING ZONING-AGRICULTURAL

EXISTING LANDUSE-VACANT

INDICATES AREAS THAT ARE ZONED RESIDENTIAL BUT HAVE A DIFFERENT LAND USE

INDICATES AREAS WHERE THE LAND USE IS RESIDENTIAL BUT ZONED DIFFERENTLY INDICATES AREAS WHERE THE LAND USE IS VACANT BUT

INDICATES AREAS THAT ARE ZONED AGRICULTURAL BUT WHERE THE LAND USE IS RESIDENTIAL

AREAS IDENTIFIED IN 1993 MURRAY CITY GENERAL PLAN AS VACANT LAND RESOURCES. THE TEXT INDICATES THE DESIRABLE FUTURE USES INDICATED IN THE PLAN.

#### Overview

conflict between actual and zoned uses. Some uses, such as schools, do not have a specific zone designation, and are incorporated into adjacent residential zones. Other inconsistencies indicate situations where existing uses conflict with zoning

As noted in the map legend, orange parcels indicate non-residential land uses located in residential zones; pink parcels indicate residential uses located in non-residentially-zoned areas; and red parcels indicate sites identified in the 1993 Murray City General Plan as vacant land resources (the text pointing to each site indicates the future uses proposed in that plan). The aqua-green parcels indicate areas currently zoned for agricultural uses, and the green parcels indicates vacant parcels.

### **Opportunities and Problems**

Conflicts between land use and zoning may indicate deficiencies with current zoning categories. Non-residential uses in residentially-zoned areas generally indicate localized land use conflicts, and a resulting lack of adequate transitions between land uses.

Residential uses located in zones for other uses is of concern, since this often indicates that "highest and best use" of the parcel has yet to be achieved. Such properties are in a "holding pattern", and are often poorly maintained, destabilizing surrounding properties.

Agricultural land in a city that is rapidly approaching build-out is sometimes considered a luxury that can not be sustained into the future. Similarly, the continued presence of vacant land slated for other types of development may be indicative of environmental problems and/or the lack of economic will to develop.

## **Murray City** General Plan

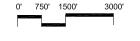
# **Existing Conditions** and Analysis

This map illustrates that numerous parcels have a conflict between actual and zoned uses. Some K - Agricultural and Vacant Lands

L - Zoning/Landuse Conflicts

### Issues/Questions

- How should the new General Plan treat non-residential uses located in residentially-zoned areas?
- How should the plan deal with residential uses located in other types of zones?
- Is agricultural land appropriate in Murray?
- How should city authorities deal with conflicts between agricultural and other types of uses?
- Can a new zone be considered that allows large agricultural-type lots without the agricultural uses?
- Why does vacant land slated for development continue to lie fallow?
- Are additional zoning classifications, or modifications to the existing zoning ordinance, necessary to achieve today's development goals?
- Are additional tools necessary for achieving today's development goals?
- TOD tends to treat existing parking areas like vacant land. Should Murray City take a lead role in reducing parking requirements, particularly near TRAX stations, and promote the redevelopment of land currently used for parking?





Map B12 FEBRUARY 2003



SERVICES

